



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Tentative Notice of Action

*Promoting the wise use of land
Helping build great communities*

MEETING DATE September 1, 2006 LOCAL EFFECTIVE DATE September 16, 2006 APPROX FINAL EFFECTIVE DATE October 7, 2006	CONTACT/PHONE Mike Wulkan, Project Planner 805-781-5608	APPLICANT Tony Keith	FILE NO. DRC2005-00214
SUBJECT Request by Tony Keith for a Minor Use Permit/Coastal Development Permit to allow: 1) conversion of an existing, approximately 660 square-foot office and attached approximately 575 square-foot residence to a one-unit motel and manager's unit, 2) development of an approximately 600 square-foot office for the proposed motel, plus decks, on a new second story, and 3) modifications to the parking standards in Coastal Zone Land Use Ordinance Sections 23.04.164 and 23.04.166 to allow use of existing compact-sized parking spaces instead of standard-sized spaces, and to allow a total of three parking spaces instead of the four spaces that would normally be required. The project will result in an additional site disturbance of about 400 square feet on this 4,000 square-foot parcel. The proposed project is within the Office and Professional land use category and is located at 690 South Ocean Avenue in the community of Cayucos. The site is in the Estero Planning Area.			
RECOMMENDED ACTION Approve Minor Use Permit DRC2005-00214 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION A Class 3 Categorical Exemption (pursuant to CEQA Guidelines Section 15303) was issued on July 17, 2006 (ED06-023)			
LAND USE CATEGORY Office and Professional	COMBINING DESIGNATION Local Coastal Program	ASSESSOR PARCEL NUMBER 064-145-036	SUPERVISOR DISTRICT: 2
PLANNING AREA STANDARDS: None applicable			
LAND USE ORDINANCE STANDARDS: Section 23.04.162h: Modification of parking standards Sections 23.04.164 and -166: Parking Design Standards, Required Number of Parking Spaces Section 23.07.120: Local Coastal Program Section 23.08.262: Hotels, Motels <i>Does the project conform to the Land Use Ordinance Standards? Yes - see discussion.</i>			
FINAL ACTION This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14-calendar day local appeal period after the administrative hearing. The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

EXISTING USES: Office and residence	
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Office and Professional (O/P)/residential, mortuary <i>South:</i> Residential Single Family /single-family residences <i>East:</i> O/P/vacant <i>West:</i> O/P/residential, retail, office	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Cayucos Citizens Advisory Council, Public Works, Cayucos Fire Protection District, Cayucos Sanitary District, Paso Robles Beach Water Association, and the California Coastal Commission.	
TOPOGRAPHY: Nearly level	VEGETATION: Ornamental landscaping
PROPOSED SERVICES: Water supply: Paso Robles Beach Water Association Sewage Disposal: Cayucos Sanitary District Fire Protection: Cayucos Fire Protection District	ACCEPTANCE DATE: June 21, 2006

DISCUSSION

COASTAL ZONE LAND USE ORDINANCE STANDARDS:

Sections 23.04.164, -166 and -162h: Parking Design Standards, Required Number of Parking Spaces, Modification of Parking Standards

This application includes requested modifications to the parking standards in Coastal Zone Land Use Ordinance Sections 23.04.166 and 23.04.164 to allow a total of three parking spaces instead of the four spaces that would normally be required, and to allow use of existing compact-sized parking spaces instead of standard-sized spaces. The required findings of fact needed in order to approve the requested modifications can be made in this case for the following reasons:

1. The four parking spaces that would normally be required are not needed, and three parking spaces are appropriate instead, because the proposed motel consists of only one motel unit, one manger's unit and one motel office; and a total of no more than one, or at the most two employees are needed for such a small motel operation. As proposed, the project includes one manager, who will also be the only employee in the motel office.
2. Full-sized parking spaces are not needed, and compact spaces are appropriate instead, because: a) the proposed parking space dimensions are approximately 8.5 by 17 feet (17 by 17 feet for the handicapped space), in substantial conformance with the standard space dimensions of 9 by 18 feet (17 by 18 feet for the handicapped space), but larger than the compact space dimensions of 8 by 14 feet; b) only two vehicles are normally expected to use the parking lot, one of which would use the manager's parking space that would have a low turnover; c) the proposed use does not increase the required number of parking spaces compared to the existing uses; and d) the existing parking area will be used, but that area can not be expanded due to the width of the lot and existing improvements.
3. No traffic safety problems will result, because there is adequate parking area and access for the proposed use, and there will be no increase in the number of parking spaces compared to the existing uses.

Section 23.07.120: Local Coastal Program

The project site is located within the California Coastal Zone as established by the California Coastal Act of 1976, and is subject to the provisions of the Local Coastal Program.

Section 23.08.262: Hotels, Motels

Coastal Zone Land Use Ordinance Section 23.08.262c. states that the density of a hotel or motel is not limited, except that the project needs to satisfy applicable height, setback, parking, and other standards, without the need for modification, adjustment or variance of such standards. In this case, modifications of the parking standards are recommended; however, the proposed density is the minimum possible for a motel, the number of parking spaces provided is adequate to accommodate the proposed use, and the dimensions of the parking spaces substantially conform to the standard parking space dimensions and will be adequate, given the nature of the proposed use.

Does the project meet applicable Coastal Zone Land Use Ordinance Standards: Yes, as conditioned.

COASTAL PLAN POLICIES:

The project is consistent with the Local Coastal Plan. The most relevant policies follow.

Shoreline Access: ☒ Policy No. 2: New Development

Recreation and Visitor Serving: N/A

Energy and Industrial Development: N/A

Commercial Fishing, Recreational Boating and Port Facilities: N/A

Environmentally Sensitive Habitats: N/A

Agriculture: N/A

Public Works: N/A

Coastal Watersheds: N/A

Visual and Scenic Resources: N/A

Hazards: N/A

Archaeology: N/A

Air Quality: N/A

COASTAL PLAN POLICY DISCUSSION:

Shoreline Access

Policy 2: The proposed project is consistent with this policy that new development provide maximum public access from the nearest public roadway to and along the shoreline, with exceptions, because the proposed motel is not between the first public road and the shoreline, adequate vertical access to the coast already exists within 1/4 mile of the site, and the project will not interfere with public access to the coast.

Does the project meet applicable Coastal Plan Policies? Yes

COMMUNITY ADVISORY GROUP COMMENTS:

The Land Use Committee of the Cayucos Citizens Advisory Council reviewed the proposed project on July 24, 2006, raised several questions about the nature and characteristics of the project, requested additional plans, and stated that the project would not be supported based on the information presented (see attached e-mail from Mary Ann Carnegie dated July 24, 2006). Staff sent the additional plans to the Advisory Council and responded to the Land Use Committee's questions in the attached e-mail from Mike Wulkan dated July 25, 2006. The Land Use Committee plans to reconsider this request sometime during August.

The Land Use Committee's main concern appears to be that in the future, the proposed motel and manager's unit could easily be converted to residential units that would not be allowable as the primary use in this Office and Professional land use category. However, the project will be required to operate as a one-unit motel with a manager's unit and office, and occupancy of the motel unit will be limited to 30 days. In addition, any change of use that is proposed in the future will be subject to review--possibly Minor Use Permit approval--in accordance with the Coastal Zone Land Use Ordinance. As with all other approved land use permits, any violation of the conditions of approval will be subject to enforcement action. At the time that this report was prepared, the Land Use Committee had not reconsidered this request or made a new recommendation.

AGENCY REVIEW:

Public Works: Curb, gutter and sidewalk improvements may be triggered, depending upon the value of improvements; recommend approval

Building Division: Architect's title block must be on the drawings, or a statement by a licensed architect/engineer must be included verifying that he or she has designed the structure.

Cayucos Sanitary District: No comments submitted prior to preparation of this staff report

Paso Robles Beach Water Association: "Existing water will serve letter" received; the proposed project will continue to have water service

Cayucos Fire Protection District: The south side of the existing building appears to have a zero-foot side setback from the property line, so a two-hour fire-rated wall, including parapet, is required. Fire sprinklering may be required for a residential/office mixed-use project (no longer proposed).

California Coastal Commission: No comments submitted prior to preparation of this staff report.

LEGAL LOT STATUS:

The existing lot was legally created by a recorded map at a time when that was a legal method of creating lots (Lot 4, Block 9, Paso Robles Beach #1).

Staff report prepared by Mike Wulkan and reviewed by Matt Janssen.

EXHIBIT A - FINDINGS

CEQA Exemption

- A. The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Section 15303, because the proposed project is consistent with the category of projects that includes construction of new small facilities or structures, and conversion of existing small structures from one use to another not exceeding 2,500 square feet in floor area, with minor modifications to the exterior.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan, because a motel is an allowable use in this Office and Professional land use category, and as conditioned, is consistent with all of the General Plan policies, including Coastal Plan policies for shoreline access.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use, because the construction of a one-unit motel with a manager's unit does not generate activity that presents a potential threat to the surrounding property and buildings, and because the amount of traffic generated will be similar to that generated from the existing office and residence. This project is subject to Ordinance and Building Code requirements designed to address health, safety, and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development, because the proposed one-unit motel is similar in nature to, and will not conflict with, the surrounding residential, office and commercial uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project, because the amount of traffic generated will be similar to that generated from the existing office and residence, and because the project is located on South Ocean Avenue, an arterial road constructed to a level able to handle the traffic associated with the project.

Coastal Access

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and will not inhibit access to the coastal waters and recreation areas, and because adequate vertical access to the coast already exists within 1/4 mile of the site.

Parking Modification

H. Modification of parking standards required by Coastal Zone Land Use Ordinance Sections 23.04.166 and 23.04.164 is justified because the characteristics of the use or its immediate vicinity do not necessitate four full-sized parking spaces for the following reasons:

1. The four parking spaces that would normally be required are not needed, and three parking spaces are appropriate instead, because the proposed motel consists of only one motel unit, one manger's unit and one motel office; and a total of no more than one, or at the most two employees are needed for such a small motel operation. As proposed, the project includes one manager, who will also be the only employee in the motel office.
2. Full-sized parking spaces are not needed, and compact spaces are appropriate instead, because a) the proposed parking space dimensions are 8.5 by 17 feet (17 by 17 feet for the handicapped space), in substantial conformance with the standard space dimensions of 9 by 18 feet (17 by 18 feet for the handicapped space), but larger than the compact space dimensions of 8 by 14 feet; b) only two vehicles are normally expected to use the parking lot, one of which would use the manager's parking space that would have a low turnover; c) the proposed use does not increase the required number of parking spaces compared to the existing uses; and d) the existing parking area will be used, but that area can not be expanded due to the width of the lot and existing improvements.

The provision of three spaces with slightly less than full-sized dimensions will be adequate to accommodate on the site all parking needs generated by the use. No traffic safety problems will result, because there is adequate parking area and access for the proposed use, and there will be no increase in the number of parking spaces compared to the existing uses.

EXHIBIT B - CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes:
 - a. conversion of an existing, approximately 660 square-foot office and attached approximately 575 square-foot residence to a one-unit motel and manager's unit;
 - b. development of an approximately 600 square-foot office for the proposed motel, plus decks, on a new second story; and
 - c. modifications to the parking standards in Coastal Zone Land Use Ordinance Sections 23.04.164 and 23.04.166 to allow use of existing parking spaces with slightly less than standard-sized dimensions, and to allow a total of three parking spaces instead of the four spaces that would normally be required.
2. The entire project shall be operated as a motel for use as transient lodging that provides overnight or otherwise temporary lodging for the general public, with occupancy of the motel unit limited to no more than 30 consecutive days.
3. This approval prohibits the motel unit or manager's unit from being rented, leased or conveyed as dwelling units, unless a change in use is approved pursuant to the following condition #4.
4. If changes in use are proposed in the future, those proposed uses that are identified as allowable "A" or "P" uses in Table O, Framework for Planning, Coastal Zone, Part I of the Land Use Element, are allowable subject to the Zoning Clearance provisions of the Coastal Zone Land Use Ordinance. Other proposed uses shall require Minor Use Permit approval.
5. All development shall be consistent with the approved site plan, floor plans, and elevations.

Conditions required to be completed at the time of application for construction permits

Site Development

6. **At the time of application for construction permits**, the applicant shall submit a revised site plan to the Department of Planning and Building for review and approval in consultation with the Department of Public Works (as to driveway access). The revised plan shall indicate the following and development shall be consistent with this revised and approved plan:
 - a. adequate driveway access to all proposed parking spaces in accordance with the *Standard Improvement Specifications and Drawings*, and paving of the parking area.
 - b. location of the required handicapped-accessible parking space having a width of at least 17 feet.

7. **At the time of application for construction permits**, plans submitted shall show all development consistent with the approved site plan, floor plan, and architectural elevations.
8. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Conditions to be completed prior to issuance of a construction permit

Fees

9. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

Public Works

10. If applicable, the following road improvements shall be constructed under an inspection and checking agreement and encroachment permit issued by the county Engineering Department to be completed or bonded for **prior to issuance of a construction permit**.
 - a. Curb, gutter and sidewalk improvements shall be constructed along the frontage of the property if so required by Section 23.05.106 of the Coastal Zone Land Use Ordinance according to the value of improvements.
11. If applicable, **prior to issuance of a construction permit**, improvement and other plans shall be prepared in accordance with the San Luis Obispo County Standard Improvement Specifications and drawings by a registered civil engineer and submitted to county Public Works for review and approval under inspection and checking agreements. The applicant's engineer, upon completion of the improvements, must certify to County Public Works that the improvements are made in accordance with the approved plans.
12. **Prior to issuance of a construction permit**, the applicant shall apply for and obtain an encroachment permit from the County Department of Public Works, if determined by that Department to be needed, for any required driveway, curb, gutter, and sidewalk improvements.

Services

13. **Prior to issuance of a construction permit**, the applicant shall submit to the Development Review staff evidence from the Cayucos Sanitary District that they will serve the project, and that all of their requirements, including payment of fees, have been met.
14. **Prior to issuance of a construction permit**, the applicant shall provide a letter from the Paso Robles Beach Water Association stating that they are willing and able to service the property.

Fire Safety

15. **Prior to issuance of a construction permit**, the applicant shall provide the county Department of Planning and Building with a fire safety plan approved by the Cayucos Fire Protection District.

Conditions to be completed during project construction

Building Height

16. The maximum height of the project is 35 feet as measured from the average natural grade. Prior to approval of the roof nailing inspection, the applicant shall provide the building inspector with documentation that gives the height reference, the allowable height, and the actual height of the structure. A licensed surveyor or civil engineer shall prepare this certification.

Site development

17. **During project construction**, the parking area shall be paved with an asphalt or concrete surface, and the regular parking spaces shall be striped.

Conditions to be completed prior to final building inspection

Fire Safety

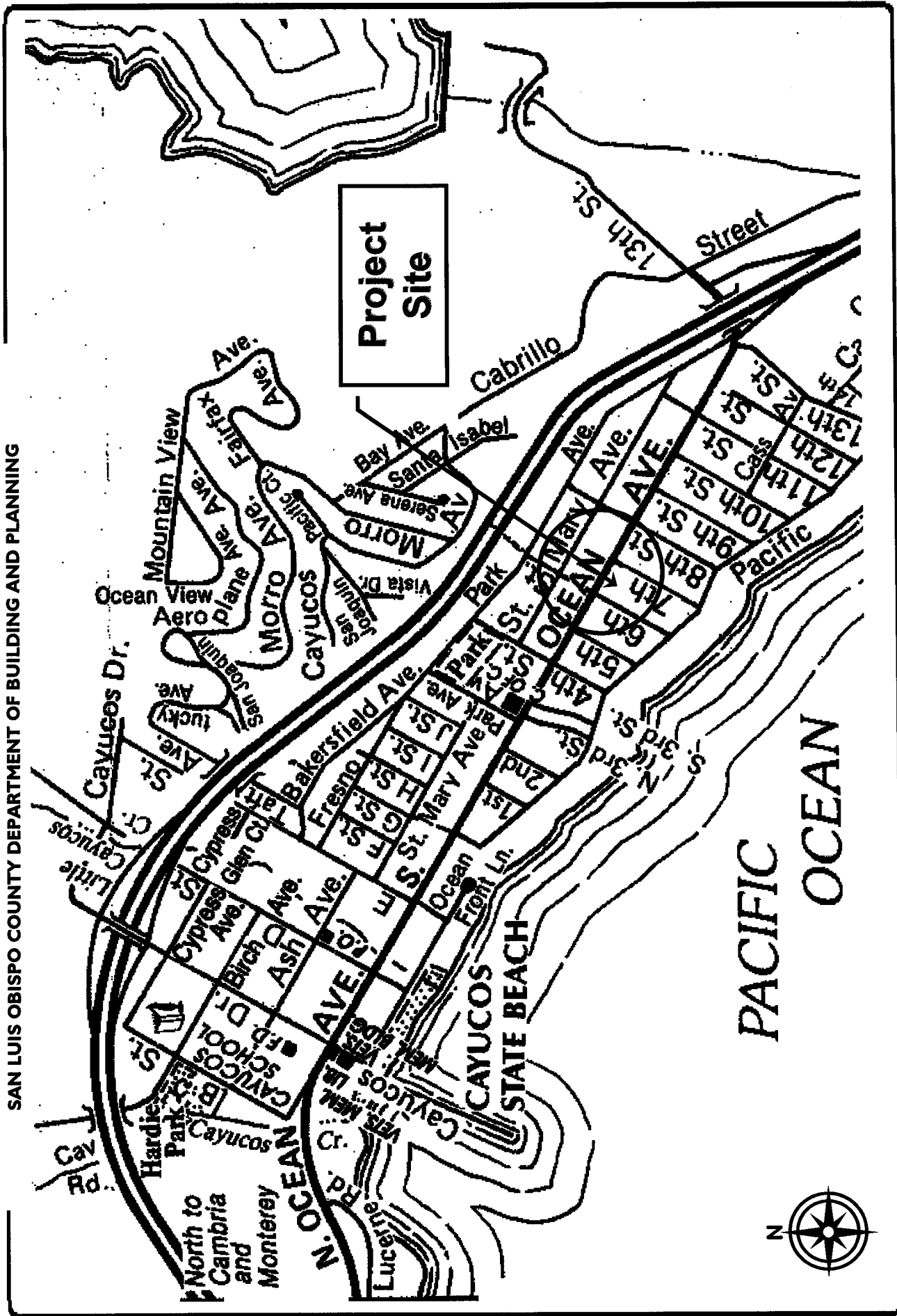
18. **Prior to final inspection**, the applicant shall obtain final inspection and approval from Cayucos Fire Protection District for all required fire/life safety measures.

Miscellaneous

19. **Prior to final inspection or occupancy of any structure associated with this approval, whichever comes first**, the applicant shall contact the County Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

On-going conditions of approval (valid for the life of the project)

20. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Coastal Zone Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Coastal Zone Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
21. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Coastal Zone Land Use Ordinance.



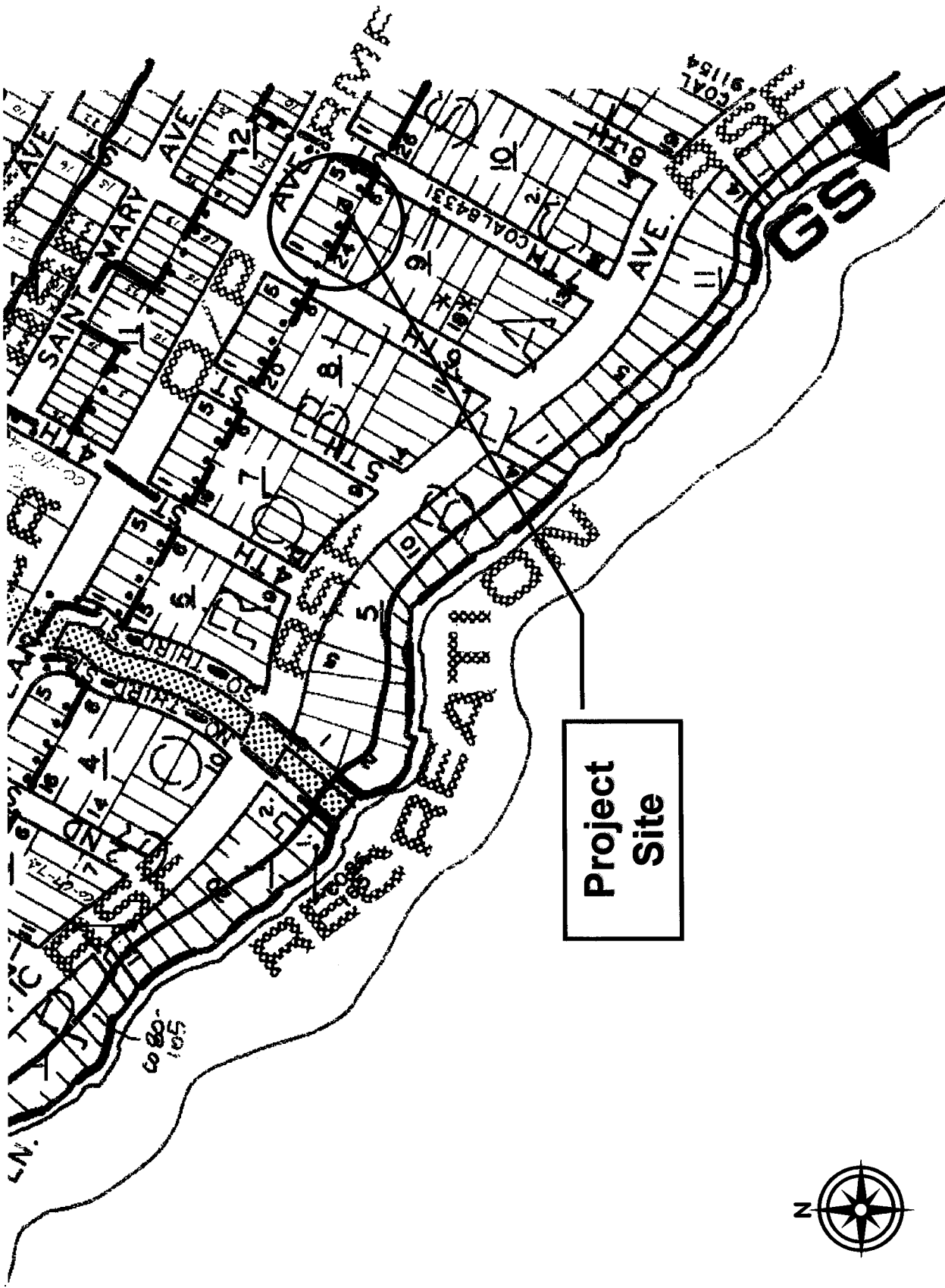
PROJECT

Minor Use Permit
Keith DRC2005-00214

EXHIBIT

Cayucos Vicinity





PROJECT

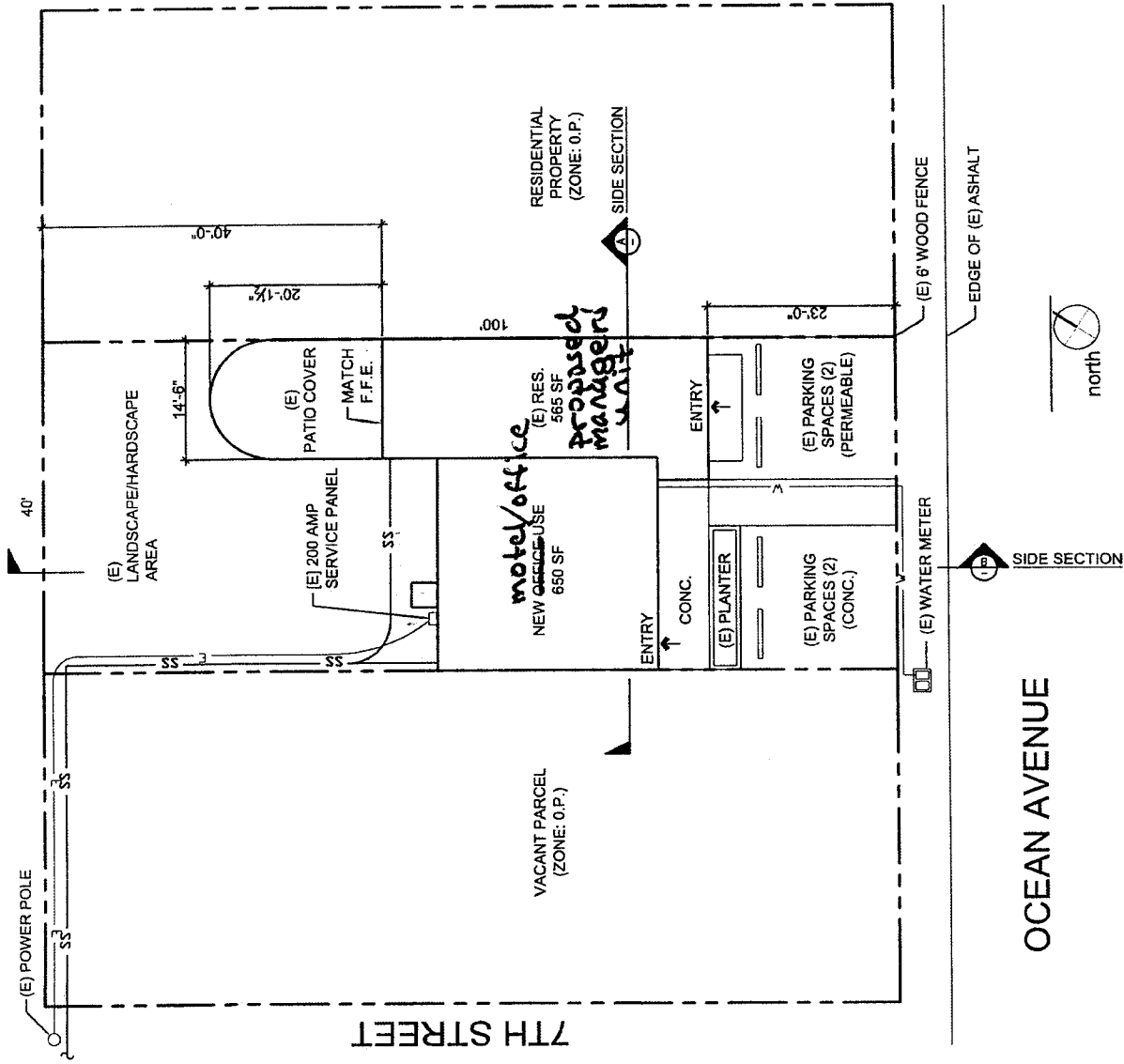
Minor Use Permit
Keith DRC2005-00214



EXHIBIT

Land Use Category

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

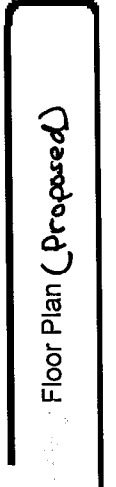
Minor Use Permit
Keith DRC2005-00214



EXHIBIT

Site Plan

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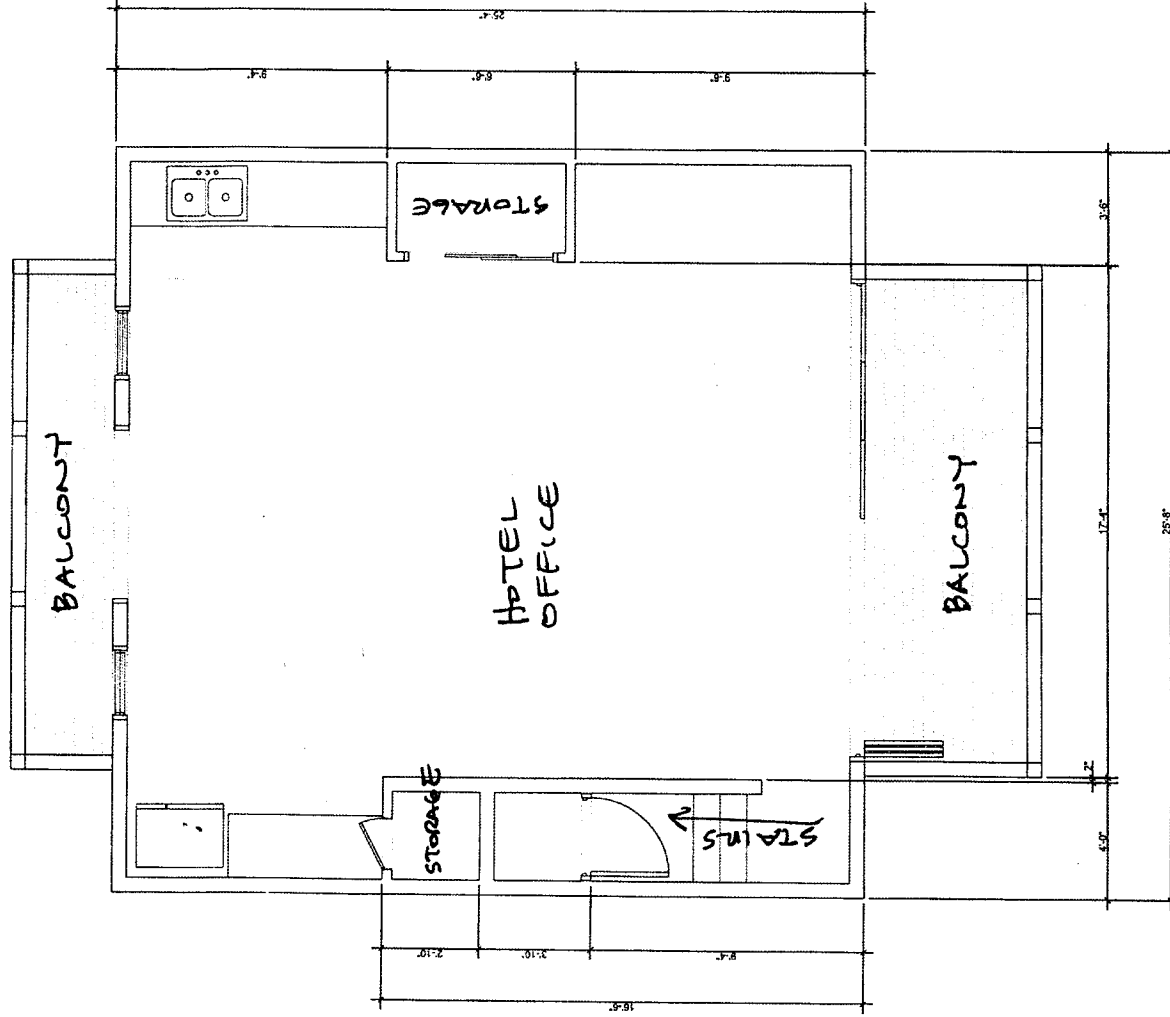


Minor Use Permit
Keith DRC2005-00214



EXHIBIT

Floor Plan (Proposed)



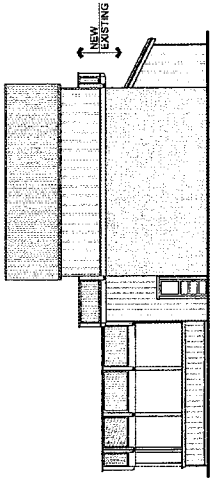
PROJECT

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Keith DRC2005-00214

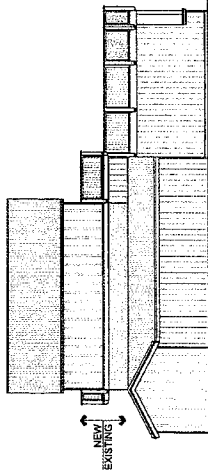


EXHIBIT

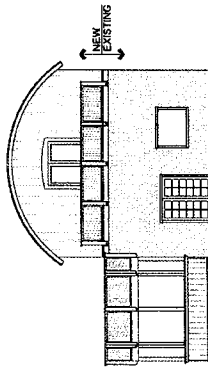
Upper Floor Plan (Addition)



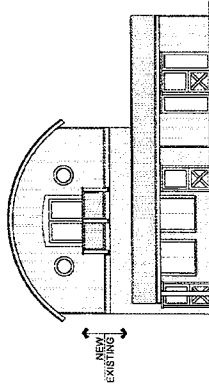
I South Elevation
1/8" = 1'-0"



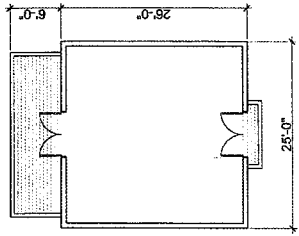
H North Elevation
1/8" = 1'-0"



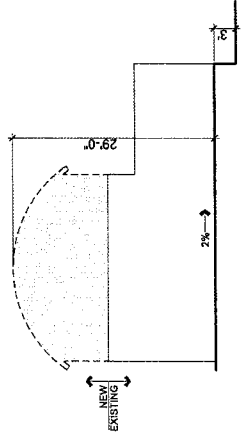
G West Elevation
1/8" = 1'-0"



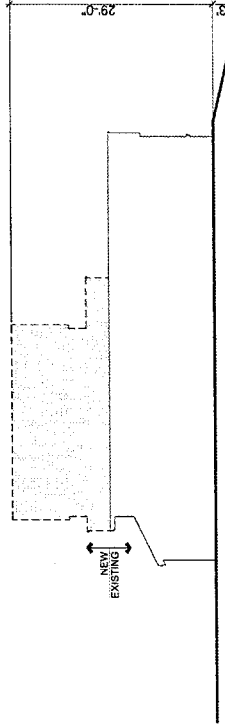
F East Elevation
1/8" = 1'-0"



E Floor Plan
1/8" = 1'-0"



C Site Section A
1/8" = 1'-0"



D Site Section B
1/8" = 1'-0"

PROJECT

Minor Use Permit
Keith DRC2005-00214

EXHIBIT



Elevations & Sections



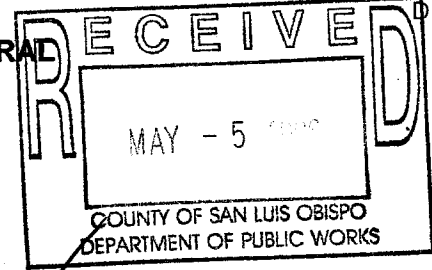
12

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL



DATE: 5/4/06

From TO: PW

To FROM: ☐ - South County Team ☐ - North County Team ☒ - Coastal Team

APN: 064-145-036

PROJECT DESCRIPTION: File Number: DRC 2005-00214 Applicant: KEITH

MUP -> Addition to existing office & motel bldg.
(650 sq. ft. / office on 2nd floor, 565 sq. ft. / motel
unit on 1st floor.) Located on S. Ocean in Cayucos
Return this letter with your comments attached no later than: 5/19/06.

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ YES
☐ NO

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Curb Gutter and Sidewalk may be triggered depending
on the value of improvements. Recommend approval

5-23-6
Date

Tim Tomlinson
Name

5271
Phone



12

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 5/4/06

TO: Bldg.

FROM: ☐ - South County Team ☐ - North County Team ☒ - Coastal Team

APN: 064-145-036

PROJECT DESCRIPTION: File Number: DRC 2005-00214 Applicant: KEITH

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PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☐ YES

(Please go on to PART II.)

☒ NO

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

MUST HAVE LIC. PROFESSIONAL DESIGNER THIS (STATE LAW)

NAME OF ARCH OR ENGR MUST be on drawings

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☐ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

ARCHITECTS TITLE BLOCK MUST BE ON DRAWINGS OR
STATEMENT BY ARCH/ENGR (LICENSED) STATING THEY HAVE DESIGNED
THIS COMMERCIAL STRUCTURE

5.8.06
Date

S. Hicks
Name

5709
Phone

ACCESSIBLE PARKING NOT SHOWN.

DRL 2005-00214
Keith

Paso Robles Beach Water Association
P.O. BOX 315, CAYUCOS, CA., 93430
PH: (805) 995-3766 FAX: (805) 995-0953

EXISTING WATER WILL SERVE LETTER

May 9, 2006

To: San Luis Obispo County
Department of Planning and Building
County Government Center San Luis Obispo, CA 93408

Project Address: 680/690 S. Ocean Ave.

Assessor Parcel Number: 064-145-036 **Lot:** 4 **Block:** 9 **Subdivision:** 1

Project: Remodel Office/Professional Building

The property listed above has existing water service and will continue to have water service for the proposed project.

Having a water meter does not guarantee a building permit. A building permit can only be obtained by compliance with the San Luis Obispo County Planning and Building Department procedures and requirements.

Sincerely,



Lori Mozden, Administrative Supervisor
Paso Robles Beach Water Association



SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 5/4/06
TO: P.R. Beach H²o Assn.

FROM: ☐ - South County Team ☐ - North County Team ☒ - Coastal Team

APN: 064-145-036
PROJECT DESCRIPTION: File Number: DRC 2005-00214 Applicant: KEITH
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PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

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- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
☐ NO (Please go on to PART III)

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Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

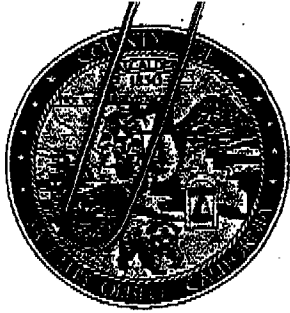
IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

no comment

5/9/06
Date

PR Lopez
Name

405-995-3166
Phone



SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

MW

DATE: 5/4/06

TO: Cayucos Fire

FROM: ☐ - South County Team ☐ - North County Team ☒ - Coastal Team

APN: 064-145-036

PROJECT DESCRIPTION: File Number: DRC 2005-00214 Applicant: KEITH

MUP -> Addition to existing office & motel bldg.
(650 sq. ft. / office on 2nd floor, 565 sq. ft. / motel
unit on 1st floor.) Located on S. Ocean in Cayucos
Return this letter with your comments attached no later than: 5/19/06.

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES

(Please go on to PART II.)

☐ NO

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☐ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

It appears that the South existing and proposed building have a
setback from property line. I believe a 2 hour fire rated
wall (incl. parapet) are required.

5-11-06
Date

BILL RADICE
Name

995-3372
Phone

- Not sure about sprinkler requirements for reverse mixed use
(residential below/office above)

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

EMAIL: planning@co.slo.ca.us

FAX: (805) 781-1242

WEBSITE: <http://www.sloplanning.org>



Mike
Wulkan/Planning/COSLO
07/25/2006 08:27 AM

To Edgar Carnegie <ecarnegi@calpoly.edu>
cc Kerry Brown/Planning/COSLO
bcc
Subject Re: Keith Referral DRC2005-00214

Hi Mary Ann,

The proposed project is a hotel operation, including a hotel office and manager's unit. Following is the current project description, which reflects the applicant's revised proposal. The modification for parking is to make the application technically correct. Given the proposed operation as a one-unit hotel, three parking spaces should be adequate. The project will be conditioned to operate as a motel. I will send you the latest plans submitted by the applicant.

Request by Tony Keith for a Minor Use Permit/Coastal Development Permit to allow 1) conversion of an existing, approximately 660 square-foot office and attached approximately 575 square-foot residence to a one-unit motel and manager's unit, 2) development of an approximately 585 square-foot office for the proposed motel, plus decks, on a new second story, and 3) modifications to the parking standards in Coastal Zone Land Use Ordinance Sections 23.04.164 and 23.04.166 to allow use of existing compact-sized parking spaces instead of standard-sized spaces, and to allow a total of three parking spaces instead of the four spaces that would normally be required. The project will result in an additional site disturbance of about 400 square feet on this 4,000 square-foot parcel.

To address your other questions:

- My understanding is that one handicapped parking space is required for a one unit motel; however, it's possible that it may not need to be marked.
- The proposed caretaker or manager's unit is about 575 square feet, the hotel unit about 660 square feet, and the motel office about 585 square feet. They all are part of the proposed hotel operation, and as such, the manager's unit and office do not really need to be smaller in terms of square-footage, although they are smaller.
- The proposed hotel unit is downstairs
- We don't evaluate the economics of the project; just compliance with the LCP.
- Adequacy of the foundation is something that is normally evaluated during the review of the construction plans.
- The proposed building height is 29 feet. The maximum allowable height is 35 feet in the Office and Professional category.
- Lot consolidation does not apply in nonresidential categories such as Office and Professional.

Mike Wulkan
Senior Planner
San Luis Obispo County Department of Planning and Building
Edgar Carnegie <ecarnegi@calpoly.edu>



Edgar Carnegie
<ecarnegi@calpoly.edu>
07/24/2006 11:50 PM

To <mwulkan@co.slo.ca.us>
cc Kerry Brown <kbrown@co.slo.ca.us>



Mike:

The Cayucos Land Use committee had their monthly meeting today (July 24, 2006) and was able to discuss the Tony Keith project with the client present to assist in explaining in greater detail/understanding of the actual project. The paper work sent left many of us wondering exactly what this project was all about, and with only vague data to review, we didn't know or understand what the project was all about. There were several concerns and questions that needed to be explained.

Project Description:

In regards to referral DRC2005-00214; APN 064-145-036 located on 690 So. Ocean at the intersection of 7th [lcp/cbd/op], the referral is for a MUP to add to existing office/motel 660 sq. ft. office on 2nd floor, 565 sq. ft./motel unit on 1st floor. Height indicated is tallest as 30'; Zero setbacks are all the way around; 3 parking spaces shown, and the lot is vacant to the south, residential to west. This project is in office professional zoning as a mixed use. To the North & east is a funeral home business surrounded by other single family residences.

Mr. Keith informed us that the project was to be a mixed use project within office professional designation. The proposed upstairs addition of 600 sq. ft. (vs. was to be a one room, fully contained motel, (bathroom, bedroom, kitchen, living area) and would be the only one in California. The downstairs area would be the office to run the one room motel, with a caretaker unit off to the side. The existing parking meets the criteria for the existing conditions, per the client, and that No handicap parking is needed for a one-unit motel. This we do believe is so, but would like to have the entire parking needs verified for the proposed project.

The committee questioned the following:

- € the idea of the upstairs as the hotel room as this seemed to conflict with what the permit reads [i.e 600 vs. 660/650, upstairs or downstairs].
- € the economics of having a one room hotel with an office to run it with a separate caretaker's unit just didn't seem to pencil out or even seem realistic.

- € the project referral sent had no actual dimensions shown, no schematics to verify square footages proposed, and thus was the caretakers unit actually subordinate to the business? Actual details to verify this would be requested.

- € the committee also questioned if the current foundation of the previous structure could structurally support the second floor addition? It looks like the lams for the second floor are already in place

- € there was no way to verify what the actual height of the building was, and the committee would like to have this verified. At one point one document mentioned it to be 30 ft., another said 29, but what is it really?

- € the thought of lot consolidation was also questioned, since at one time the entire lot was occupied with a building spanning over to the side street corner on the south side. The client had, in fact, told us that a portion of building was removed, the building was cut in-half, and that half is now up for sale as a corner lot. This may perhaps be allowed for commercial properties, but would like to be verified as being legal, and not lot consolidation, before the project moves further along in the process.

The major concern, though, seemed to be on the real intent of this project, as it just doesn't seem to economically pencil out as a business for the office professional zoning. It appears more that it is, or could easily become, a duplex housing unit with two fully contained units. If so, this would make it more a multi residential residence, not a professional/office/business designation, and thus does not seem to support the intent of having more office professional businesses, over having more residences, as per the Estero area plan. Having the actual dimensions, or a schematic plan, would help eliminate many of the concerns and allow for a better understanding of the project. Rather than just having the client explain verbally to the committee. Other SFR resident applications have needed to provide far more information to go through the process. Since this project is in the office professional designation the committee looks at these more closely in order to hopefully meet the intent, as well as the standard requirements for the community. These types of projects usually go before the full council for their review there as well. Seeing what the client has done thus far it does appear to be a much needed improvement over what had existed, but the committee would also like to make decisions based on having better information on hand to back up their comments regarding the project.

Consequently, the committee had asked the client to obtain this information and sent forward to the committee. We had also told Mr. Keith that I would be sending you an email to explain what had taken place at today's meeting and where the committee stands on the project. Currently, the project, as presented, would not be supported to move forward. Once the information or input requested would be obtained the project would be reviewed, with the client being informed of this meeting and that it would then more than likely be brought before the full advisory council since it is proposed as a business within the community.

Mike<we thank you for your time on this project and any additional information would certainly be welcomed to help move the project along.

Thank you again.

Mary Ann Carnegie
Chair, Land Use Committee
Cayucos<P.O. Box 781 Cayucos, CA 93430
995-3659

August 1, 2006

Tony Keith
5500 Llano Road
Atascadero, CA 93422

Re: MUP 690 So Ocean

To The Members of the CCAC

I am unable to attend tonight's meeting due to previous commitments... (Tonight is both my wife *and* my daughters' birthday). I hope this letter and the supplemental information we have provided to the Land Use Committee (via County Staff), answer questions you may have regarding this MUP application.

In April 2005 our family purchased the property which is identified in the MUP before you tonight. Following our purchase, we met with San Luis Obispo County planning staff on several occasions to determine what could and could not happen on this property. Following our meetings with the County, we obtained building permits to bring the property in compliance with Title 19 and commenced the required demolition and code compliance work you have seen taking place to date.

This MUP application is to permit the addition of 650 square feet to the second floor of this existing building. We are not requesting any variances to meet the requirements as set forth in any applicable planning policies. We have conferred with County Staff in regard to pre-existing entitlements, proposed allowable uses, accessibility, parking and other requirements from the current SLO Co. Land Use Element, Uniform Building Code, etc., and we have prepared the application in accordance with those requirements. We met with the land use committee last week and following that meeting provided additional requested information via Mike Wulkan to the Land Use subcommittee. During the meeting certain committee members voiced a concern regarding illegal conversions of office space to residential that have occurred around town...This fact is unfortunate for this community. In response to this concern, I can assure you that we will operate this property as defined in the MUP, and in compliance with applicable ordinances. This entire project: the motel unit, the caretaker unit, and the office are necessary to operate this unique business model as we have conceived it

The MUP application before you seeks to permit a modest amount of additional square footage to operate our family-run 1 unit motel. Unlike other projects that require the maximum amount possible of building that can fit on a lot, this project, in all aspects seeks a more sustainable approach by utilizing the smallest "footprint" possible, extensive use of recycled materials, and retaining the *quaint charm and seaside funk* of what makes this place so desirable.

Tonight we ask for your support of this MUP application.

Warmest Regards,

Tony Keith